



Standard Conveyance and Dedication Language

The following language is standard language for Final Plats

AVIATION AND NOISE EASEMENT: AN AVIATION AND NOISE EASEMENT IS HEREBY GRANTED BY DOCUMENT NO. _____ IN BOOK _____ AT PAGE _____.

(Please Note: The easement will be recorded simultaneously with the plat and the recording information filled in at that time.)

(The following language is used when a plat is located within the KCI Airport Height Zone)

BUILDING HEIGHT (KCI): THE SUBJECT PROPERTY IS LOCATED WITHIN THE KANSAS CITY INTERNATIONAL AIRPORT HEIGHTS ZONE MAP DATED NOVEMBER 4, 1994. NO STRUCTURES, OBJECTS, OR NATURAL GROWTH OF TERRAIN SHALL BE ERECTED, ALTERED, OR ALLOWED TO GROW OR BE MAINTAINED TO A HEIGHT IN EXCESS OF THE HEIGHT LIMIT AS ESTABLISHED PER ORDINANCE NO. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

(The following language is used when a plat is located within the Downtown Airport Height Zone)

BUILDING HEIGHT (DOWNTOWN): THE SUBJECT PROPERTY IS LOCATED WITHIN THE CHARLES B. WHEELER DOWNTOWN AIRPORT HEIGHT ZONE MAP DATED JUNE 20, 2003. NO STRUCTURES, OBJECTS, OR NATURAL GROWTH OF TERRAIN SHALL BE ERECTED, ALTERED, OR ALLOWED TO GROW OR BE MAINTAINED TO A HEIGHT IN EXCESS OF THE HEIGHT LIMIT AS ESTABLISHED PER ORDINANCE NO. 040342 OR AS AMENDED OR REVISED BY FUTURE ORDINANCES.

(The following language is used when building lines are being established by the plat)

BUILDING LINES: BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED, AS SHOWN ON THE ACCOMPANYING PLAT, AND NO BUILDING OR PORTION THEREOF SHALL BE BUILT BETWEEN THIS LINE AND THE LOT LINE NEAREST THERETO.

CONDOMINIUM LANGUAGES:

(The following is a general example of language to be used in addition to the applicable standard plat languages)

THIS PLAT, (name of plat) , A CONDOMINIUM SUBDIVISION IS THE PLAT AS THE TERM IS DEFINED IN CHAPTER 448, I.E. SECTION 448.2-109 AND THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF THE UNIFORM CONDOMINIUM ACT (1986) AS ADOPTED BY THE STATUTES OF MISSOURI IN SECTION 448.1-101 ET. SEQ. AND AS PROVIDED IN THE DECLARATION ON BY-LAWS RECORDED CONCURRENTLY HERewith.

UNIT BOUNDARIES SHOWN HEREON ARE MEASURED TO THE UNDERSURFACE OF THE FINISHED CEILING, THE UNDECORATED SURFACE OF THE FLOOR AND THE INTERIOR SURFACE OF THE UNDECORATED FINISHED WALLS OR GLASS BOUNDING THE UNIT EXTENDED TO THE INTERSECTION OF EACH OTHER AND WITH THE UPPER AND LOWER BOUNDARIES, INCLUDING ANY AND ALL WALLS,

PARTITIONS AND DIVIDERS WHOLLY WITHIN THE UNIT AND THE SPACE INCLUDES BOTH THE PORTIONS OF THE BUILDING LOCATED WITHIN THE UNIT AND THE AIR SPACE SO ENCOMPASSED.

ALL FIREPLACES, STOOPS, PATIOS, AND WOODEN DECKS SHOWN THEREOF, CONSTRUCTED TO SERVE A SINGLE UNIT, AND LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT. THIS SHALL ALSO INCLUDE SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTOPS, EXTERIOR DOORS, AND WINDOWS.

THE LEGAL DESCRIPTION OF EACH UNIT DESCRIBED IN SAID DECLARATION SHALL BE BY REFERENCE TO THE NUMBER IDENTIFYING THE UNIT AS SHOWN ON THE PLAT FOLLOWED BY THE BUILDING NUMBER AS SHOWN ON THE PLAT FOLLOWED BY THE WORDS (name on plat), A CONDOMINIUM SUBDIVISION IN KANSAS CITY, _____ COUNTY, MISSOURI.

ALL INTERIOR UNIT LINES ARE AT RIGHT ANGLES TO OR PARALLEL WITH THE EXTERIOR LINES OF THE BUILDING, UNLESS SPECIFIED OTHERWISE.

THIS PROJECT CONSISTS OF _____BUILDINGS WITH A TOTAL OF _____DWELLING UNITS _____ ON-SITE PARKING SPACE AND OTHER COMMON ELEMENTS, ALL AS SET FORTH IN THE DECLARATION.

CERTAIN PORTIONS OF THE COMMON ELEMENTS ARE PURSUANT TO THE DECLARATION ASSIGNED TO INDIVIDUAL UNITS AS LIMITED COMMON ELEMENT (LCE). LIMITED COMMON ELEMENTS SHOWN HEREON INCLUDE PATIOS AND DECKS WHICH ARE ASSIGNED TO THE ADJOINING UNITS THE STOOPS SHOWN ON THE BASEMENT LEVEL ARE ASSIGNED TO THE UNIT WHICH NUMBER IS SHOWN HEREON FOLLOWING THE "LCE" DESIGNATION.

PARKING TO SERVE THIS PROJECT IS PROVIDED BY THE PARKING AREA WITHIN THE PLAT AS SHOWN HEREON AND BY THE PARKING GARAGE EASEMENT (ADJACENT TRACT) SHOWN HEREON, AS RECORDED ON _____, 20__ AS INSTRUMENT NO. _____, IN BOOK _____AT PAGE_____. USE OF THESE AREAS ARE CONTROLLED BY THE DECLARATION AS COMMON ELEMENTS.

THE DECLARANT HAS RESERVED CERTAIN DEVELOPMENT RIGHTS, AS SET FORTH IN THE DECLARATION, INCLUDING THE RIGHT TO ADD TO THE PROJECT ALL OR PART OF THE FOLLOWING DESCRIBED TRACT.

CHRONOLGY CHART: Required for replat of condominium units or buildings that may have been condominiums in the past.

Chronology Chart For (Address)

Example 1: Name of the Condominiums A Condominium Subdivision
Recorded: (Date) Document Number, Book, Page

Example 2: () Floor – Unit () Name of the Condominiums A Lot Split

Recorded: (Date) Document Number, Book, Page

Example 3: Name of the Condominiums A Lot Split

Recorded: (Date) Document Number, Book, Page

(The following language is used when there will be cross access between a lot and/or lots and an access drive.)

CROSS ACCESS: THE RIGHT OF INGRESS-EGRESS BETWEEN LOTS ____ AND ____ ALONG THE ACCESS DRIVES OR THROUGH THE PARKING LOTS IS HEREBY GRANTED.

(The following language is used when utility easements are being dedicated by a plat.)

EASEMENT DEDICATION: AN EASEMENT IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, AND GRADING, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT. WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF KANSAS CITY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OR FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE APPURTENANCES THERETO WITHOUT A VALID PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AS TO UTILITY EASEMENTS, AND/OR WRITTEN APPROVAL OF THE DIRECTOR OF WATER SERVICES AS TO WATER MAIN EASEMENTS.

(The following language is used when the property is located within Zone A and/or B)

FLOODPLAIN: THE LANDS HEREIN PLATTED LIE TOTALLY/PARTIALLY WITHIN THE LIMITS OF A REGULATORY FLOODPLAIN, AS DESIGNATED ON THE OFFICIAL FLOODPLAIN DOCUMENTS AND ARE SUBJECT TO THE RESTRICTIONS OF CHAPTER 28, CODE OF ORDINANCES OF KANSAS CITY, MISSOURI, AND ARE FURTHER SUBJECT TO THE REVISIONS OF CHAPTER X- FEDERAL INSURANCE ADMINISTRATION, SUBCHAPTER B- NATIONAL FLOOD INSURANCE PROGRAM

FOR ELIGIBILITY THEREOF. HOWEVER, DUE TO CHANGE IN CIRCUMSTANCES, THE BOUNDARIES AS SHOWN HEREON MAY BE MODIFIED FROM TIME TO TIME. THEREFORE, SPECIFIC INFORMATION CONCERNING THE LOCATION OF THE FLOODPLAIN BOUNDARIES SHOULD BE ASCERTAINED AT THE PERTINENT TIME FROM THE APPROPRIATE AUTHORITIES, THE CITY OF KANSAS CITY, MISSOURI AND THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION.

(The following language is used when the property is located within Zone C.)

FLOODPLAIN: THE SUBJECT PROPERTY IS LOCATED IN “ZONE C” (AREAS OF MINIMAL FLOODING) ACCORDING TO THE _____ COUNTY, MISSOURI FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER _____, MAP REVISED _____
DATE_____.

(The following language is used when there is a tract within the plat.)

MAINTENANCE OF TRACTS: TRACTS ALPHA ARE TO BE USED FOR INDICATE USE, DETENTION, PRIVATE OPEN SPACE, PRIVATE STREET, STREAM BUFFER, ETC) AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO NAME OF DOCUMENT RECORDED SIMULTANEOUSLY WITH THIS PLAT.

(The following language is used when the detention tract serving the proposed plat is located within another plat.)

MAINTENANCE OF TRACTS: TRACT ALPHA WITHIN NAME OF PLAT IS TO BE USED AS A DETENTION FACILITY AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT, PURSUANT TO THE COVENANT TO MAINTAIN STORM WATER DETENTION FACILITY OF THE NAME OF DOCUMENT, RECORDED SIMULTANEOUSLY WITH THIS PLAT.

PARKLAND LANGUAGES:

CASH IN LIEU OF PARKLAND: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$_____ IN LIEU OF REQUIRED PARKLAND DEDICATING FOR (# SINGLE FAMILY UNITS, DUPLEX UNITS, MULTI-FAMILY UNITS) PURSUANT TO SECTION 88-405-17-C OF THE ZONING AND DEVELOPMENT CODE.

Please Note: If cash is paid to satisfy the parkland requirement, the park fee should be paid at the Parks and Recreation Department located at 4600 E 63rd Street (current contact is Mike Duckworth at 816-513-7545).

(The following language is used when land is being dedicated to the City for a park.)

DEDICATION OF PARKLAND: THE LAND (TRACT ____) SHOWN AND DESIGNATED HERETO BE AND THE SAME IS HEREBY DEVOTED FOR PARK AND RECREATION PURPOSES AS APPROVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS BY RESOLUTION NO. _____, ADOPTED ON _____. SAID DEDICATION IS PURSUANT TO SECTION 88-405-17-B, OF THE ZONING AND DEVELOPMENT CODE.

(The following language is used when right-of-way being dedicated to the City is located along a boulevard and/or parkway.)

DEDICATION OF RIGHT-OF-WAY ALONG BOULEVARDS AND/OR PARKWAYS: THE LAND SHOWN AND DESIGNATED HERETO BE AND THE SAME IS HEREBY DEVOTED FOR PARKS AND RECREATION PURPOSES AS APPROVED BY THE BOARD

OF PARKS AND RECREATION COMMISSIONERS BY RESOLUTION NO. _____.
ADOPTED ON _____. SAID DEDICATION IS PURSUANT TO SECTION 88-405-17-B, OF THE ZONING AND DEVELOPMENT CODE AND HAS BEEN ENDORSED BY THE PRESIDENT OF THE BOARD OF PARKS AND RECREATION.

(The following language is used when a developer elects to reserve private open space to satisfy the parkland requirement.)

PRIVATE OPEN SPACE: TRACT ____ CONTAINS (INSERT NUMBER OF) PRIVATE OPEN SPACE ACRES WHICH ARE HEREBY RESERVED AT THE ELECTION OF THE DEVELOPER IN LIEU OF THE REQUIRED PARKLAND DEDICATION FOR (INSERT NUMBER AND TYPE OF UNITS) PURSUANT TO SECTION 88-405-17-E OF THE ZONING AND DEVELOPMENT CODE. A TOTAL OF (INSERT NUMBER OF) ACRES ARE REQUIRED TO SATISFY THE PARKLAND REQUEST FOR THIS FINAL PLAT.

(The following language is used when a developer has a private open space tract that is not being used to satisfy the parkland requirement.)

PRIVATE OPEN SPACE: THE PRIVATE OPEN SPACE (TRACT ____) SHOWN ON THIS PLAT IS NOT USED TO SATISFY THE REQUIRED PARKLAND DEDICATION, PURSUANT TO SECTION 88-405-17-E OF THE ZONING AND DEVELOPMENT CODE.

(The following language is used for the dedication of the plat name)

PLAT DEDICATION: THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS PLAT NAME

(The following language is used when there will be restricted access from a lot to a street and/or highway)

RESTRICTED ACCESS: NO DIRECT VEHICULAR ACCESS TO NAME OF STREET FROM LOTS LIST ADJACENT LOTS IS PERMITTED.

(The following language is used on all commercial plats)

RIGHT OF ENTRANCE: THE RIGHT OF ENTRANCE AND EGRESS IN TRAVEL ALONG ANY STREET OR DRIVE WITHIN THE BOUNDARIES OF THE PROPERTY IS HEREBY GRANTED TO KANSAS CITY, MISSOURI, FOR THE PURPOSE OF FIRE AND POLICE PROTECTION, MAINTENANCE OF WATER MAINS, SANITARY AND STORM SEWER LINES, COLLECTION OF GARBAGE AND REFUSE AND TO THE UNITED STATES POSTAL SERVICES FOR THE DELIVERY OF MAIL; PROVIDED, HOWEVER, SUCH RIGHT OF INGRESS AND EGRESS DOES NOT INCLUDE ANY OBLIGATION TO CONTRIBUTE FOR ANY DAMAGE TO ANY PRIVATE STREET OR DRIVE BY VIRTUE OF THE EXERCISE OF THE RIGHTS STATED HEREIN AND SPECIFICALLY, NEITHER KANSAS CITY, MISSOURI NOR THE U.S. POSTAL SERVICE SHALL INCUR ANY LIABILITY BY VIRTUE OF THE EXERCISE OF SUCH RIGHTS.

SIGNATURE BLOCK (Used on all final plats being approved by ordinance)

CITY PLAN COMMISSION

PUBLIC WORKS

Approved: _____

Chairman
Babette Macy

City Engineer
Ralph S. Davis, P.E.

Asst. Secretary
Diane M. Binckley

Director
Sherri K. McIntyre, P.E.

COUNCIL

This is to Certify that the within Plat was duly submitted to and Approved by the Council of Kansas City, Missouri, by Ordinance No. _____ duly authenticated as passed this _____ day of _____ 20__.

Mayor
Sylvester "Sly" James, Jr.

City Clerk
Marilyn Sanders

SIGNATURE BLOCK (Used on condominium plats being administratively approved by staff)

City of Kansas City, Missouri
City Planning and Development Department
Approved in Accordance with Chapter 88 Kansas City Code of Ordinances

Dion E. Waldon, P.E., Manager of Land Development Division,
Director's Designee

SPECIAL PURPOSE RAPID TRANSIT EASEMENT DEDICATION: GRANTOR HEREBY GRANTS TO KANSAS CITY AREA TRANSPORTATION AUTHORITY (KCATA) FOR THE USE AND BENEFIT OF KCATA, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER, UNDER, ACROSS, AND THROUGH THE SPRTC EASEMENT.

(The following language is used when right-of-way is being dedicated by a plat)

STREET DEDICATION: STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED FOR PUBLIC USE AS STREET RIGHT-OF-WAY ARE HEREBY DEDICATED.

(The following language is used when there are street lights that will be privately maintained by the owners)

STREET LIGHT MAINTENANCE: THE STREET LIGHTS LOCATED WITHIN THIS PLAT SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS, TRACTS, AND PARCELS SHOWN WITHIN THIS PLAT PURSUANT TO THE AGREEMENT TO MAINTAIN DECORATIVE LIGHTS IN PUBLIC RIGHT OF WAY BEING RECORDED SIMULTANEOUSLY WITH THIS PLAT.

SURVEYORS CERTIFICATION STATEMENT:

(Statement may vary slightly but should generally read as follows:)

I HEREBY CERTIFY THAT THE PLAT OF _____ IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL STATUTES, ORDINANCES AND REGULATIONS GOVERNING THE PRACTICE OF SURVEYING AND PLATTING OF SUBDIVISIONS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

DATE:

SIGNED:

RLS#

(The following language is used when a plat has a trail that is part of the Regional Trail System)

TRAILS KC: A PUBLIC USE ACCESS EASEMENT IS HEREBY DEDICATED FOR PUBLIC USE AND IS PART OF THE METROGREEN REGIONAL RECREATIONAL TRAILS/GREENWAY SYSTEM AND SHALL INCLUDE THE RIGHTS TO CLEAR, CUT, FELL, REMOVE AND DISPOSE OF ANY AND ALL TIMBER, TREES, UNDERBRUSH, AND/OR OTHER OBSTRUCTIONS THERE FROM, TO GRADE, EXCAVATE, CUT AWAY, AND REMOVE ANY OF SAID LAND AND TO REPLACE THEREON OTHER MATERIAL, TO CONSTRUCT AND MAINTAIN THE GREENWAY SYSTEM FOR TRAILS FOR WALKING, RUNNING, BICYCLING, AND OTHER RECREATIONAL PURPOSES; AND FOR SUCH OTHER PURPOSES AS MAY BE REQUIRED IN CONNECTION WITH SAID WORK OF IMPROVEMENT: RESERVING, HOWEVER TO THE OWNERS, THEIR HEIRS AND ASSIGNS, ALL SUCH RIGHTS AND PRIVILEGES AS MAY BE USED WITHOUT INTERFERING WITH OR ABRIDGING THE RIGHTS AND EASEMENT HEREBY ESTABLISHED

(The following language is used when a plat is located next to a highway)

UNDESIRABLE NOISE LEVELS: THE AREA DESCRIBED HEREIN LIES ADJACENT TO **NAME OF HIGHWAY** AS SUCH, SUCH DEVELOPMENT MAY BE SUBJECT TO UNDESIRABLE NOISE LEVELS DUE TO TRAFFIC GENERATION. APPROPRIATE MEASURES SHOULD BE TAKEN THROUGH ACOUSTICAL SITE PLANNING AND/OR ACOUSTICAL CONSTRUCTION TO REDUCE THE IMPACT OF UNDESIRABLE NOISE LEVELS.